

P.O. Box 94759
No. 2, Dec 7, State Capital
Lincoln

PROJECT: F-6-7 (103)

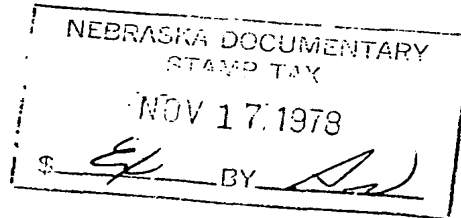
BOOK ⁴⁸⁸1611 ^{R-179}PAGE 235

TRACT: 31

KNOW ALL MEN BY THESE PRESENTS:

THAT CARSTEN FREDERICK KUEHN & PAULINE M. KUEHN H. & W.

hereinafter known as the Grantor, whether one or more, for and in consideration of the sum of -----
---Thirteen Thousand Five Hundred Eighty One and no/100---(\$13,581.00)-----DOLLARS
in hand paid do hereby grant, bargain, sell, convey and confirm unto THE STATE OF NEBRASKA the following
described real estate situated in Douglas County, and State of Nebraska, to-wit:



PROJECT F - 6-7(103) TRACT 31

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 10 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHERLY A DISTANCE OF 2648.03 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE WESTERLY DEFLECTING 090 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 70.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTHERLY DEFLECTING 082 DEGREES, 59 MINUTES LEFT, A DISTANCE OF 327.07 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 30 MINUTES LEFT, A DISTANCE OF 1500.53 FEET; THENCE SOUTHERLY DEFLECTING 005 DEGREES, 00 MINUTES LEFT, A DISTANCE OF 824.71 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EASTERLY DEFLECTING 086 DEGREES, 24 MINUTES LEFT, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING CONTAINING 7.51 ACRES, MORE OR LESS, WHICH INCLUDES 2.48 ACRES, MORE OR LESS PREVIOUSLY OCCUPIED AS PUBLIC HIGHWAY.

AND ALSO:

THERE WILL BE NO INGRESS OR EGRESS OVER THE ABOVE DESCRIBED TRACT FROM OR TO THE REMAINDER OF SAID SOUTHEAST QUARTER, EXCEPT, OVER ONE UNRESTRICTED DRIVE(S), NOT TO EXCEED 40 FEET IN WIDTH, THE CENTERLINE(S) OF WHICH (IS, ARE) LOCATED ON THE NORTH LINE(S) OF SAID SOUTHEAST QUARTER, AND ALSO EXCEPT, OVER THE EXISTING PUBLIC ROAD ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, AND ALSO EXCEPT, OVER ONE CONDITIONAL RESTRICTED ACCESS(ES), SUCH ACCESS IS TO BE PERMITTED ONLY IF IT DOES NOT EXCEED 40 FEET IN WIDTH, AND ONLY SO LONG AS TRAFFIC UPON SUCH ACCESS(ES) DOES NOT EXCEED 10 VEHICLE MOVEMENTS PER HOUR AS DETERMINED BY THE DEPARTMENT OF ROADS IN ACCORDANCE WITH THE PROCEDURES INDICATED BELOW. THE CENTERLINE(S) OF THE ACCESS(ES) (IS, ARE) LOCATED 1124.61 FEET FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER AS MEASURED ALONG THE CENTERLINE OF THE HIGHWAY.

Project: F-6-7 (103)

AFE: R-179

Tract: 31

BOOK 1611 PAGE 236

AND ALSO:

FOR THE PURPOSE OF THIS INSTRUMENT, THE 10 VEHICLE MOVEMENTS PER HOUR WILL BE MEASURED AND DETERMINED BY THE FOLLOWING PROCEDURE: UPON ITS OWN DETERMINATION OR WHENEVER TRAFFIC CONGESTION OCCURS AT A RESTRICTED ACCESS, THE DEPARTMENT MAY MAKE A TRAFFIC COUNT, SUCH COUNT TO BE FOR A MINIMUM 8-HOUR PERIOD DURING THE HOURS OF 7 AM TO 9 AM, 10 AM TO 1 PM, 3 PM TO 6 PM, AND, IN ADDITION, FOR ANY OTHER PEAK HOURS PECULIAR TO THE HIGHWAY. THE AVERAGE HOURLY TRAFFIC WILL BE DETERMINED BY DIVIDING THE TOTAL NUMBER OF VEHICLE MOVEMENTS RECORDED DURING THE TIME PERIODS BY THE LENGTH OF THE TIME PERIODS IN HOURS. IN THE EVENT ANY OF THE PEAK HOUR VEHICLE COUNTS EXCEEDS THE AVERAGE BY A FACTOR OF 1.5, THE HIGHER FIGURE MAY BE USED TO DETERMINE THE NUMBER OF VEHICLE MOVEMENTS FOR THE ACCESS POINT.

AND ALSO:

PROVIDED THAT THE GRANTOR DOES COVENANT AND AGREE THAT SHOULD HE OR HIS SUCCESSORS IN TITLE FAIL AND REFUSE TO KEEP OR PERFORM THE PROVISIONS LIMITING TRAFFIC IN SUCH ACCESS TO 10 VEHICLE MOVEMENTS PER HOUR, BY EXCEEDING THIS AMOUNT ON FIVE OR MORE SEPARATE OCCASIONS WITHIN A CONTINUOUS THREE-MONTH PERIOD, HE, OR HIS SUCCESSORS IN TITLE, WILL BE CONSIDERED IN VIOLATION OF THE TERMS OF THIS INSTRUMENT AND SUBJECT TO APPROPRIATE PROCEEDINGS AT LAW OR IN EQUITY FOR ITS ENFORCEMENT.

SAID GRANTOR DOES HEREBY RETAIN AND RESERVE TO SAID GRANTOR AND TO HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID GRANTOR AND/OR HIS, HER OR THEIR HEIRS, SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging, unto The State of Nebraska and to its successors and assigns forever.

And the Grantor does hereby covenant with The State of Nebraska and with its successors and assigns that the Grantor is lawfully seized of said premises; that they are free from encumbrance; that the Grantor has good right and lawful authority to sell the same; and the Grantor does hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

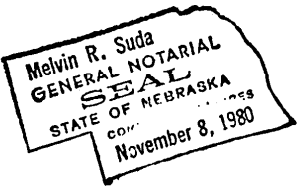
Signed this 22 day of Sept A.D. 1971

Handwritten signatures: C. Frederick Kuehl, Grantor, and another signature.

STATE OF Nebraska
) ss. Douglas County)

On this 27th day of Sept, A.D. 1978, before me, the undersigned Melvin R. Suda

a General Notary Public, duly commissioned and qualified, personally came Carsten Frederick Kuehl & Pauline M. Kuehl



to me known to be the identical person(s) S whose name(s) Paul affixed to the foregoing instrument as grantor S and acknowledged the same to be Voluntary voluntary act and deed.

WITNESS my hand and notarial Seal the day and year last above written.

Melvin R. Suda Notary Public.

My Commission expires the 8 day of Nov, 1980

STATE OF _____)
) ss. _____
_____ County.)

On this _____ day of _____, A.D. 19____, before me, the undersigned _____ a General Notary Public, duly commissioned and qualified, personally came _____

to me known to be the identical person _____ whose name _____ affixed to the foregoing instrument as grantor _____ and acknowledged the same to be _____ voluntary act and deed.

WITNESS my hand and notarial Seal the day and year last above written.

Notary Public.

My Commission expires the _____ day of _____, 19____.

24-1-1978
RECEIVED
1978 NOV 17 AM 8:55
REGISTERED CLERK
OFFICE OF DEEDS
DOUGLAS COUNTY, NEBR.

Page 1411
of 235
of Deed

Fee 9.25
Index 11
Comped 11
N 12-14-10
12-14-10

Project F. L. T. (03) AFE. Q. 179

Indexed _____ General _____
Compared _____ Paged _____

WARRANTY DEED (2 Page)
C. Frederick Kuehl
Pauline M. Kuehl

TO
The State of Nebraska
STATE OF NEBRASKA) ss. Douglas County)

Entered in Numerical Index and filed for record in the office of the Register of Deeds of said County, the _____ day of _____, 19____,

at _____ o'clock and _____ minutes _____ M., and Book _____ Page _____ of _____ Deeds on page _____

Wesley L. Ladd Register of Deeds.
PO Box 5979 Deputy.
Lincoln, Ne 68509

44022